



96 Garland Road, Heckford Park, Poole, Dorset BH15 2LD

Guide Price £325,000 Freehold

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A characterful four double bedroom mid terrace house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital, local shops and parks. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This well presented home offers over 1000 sq ft set over three floors and must be viewed to appreciate not only its superb location but also the generous accommodation on offer, which comprises: GROUND FLOOR; lounge, fitted kitchen, dining room and contemporary bathroom. FIRST FLOOR: three bedrooms. SECOND FLOOR: Further double bedroom. Externally the property has a South facing low maintenance garden with rear access to parking. Further features of this must see home include NEW ROOF (Nov 2023) AND NEW BOILER (2021), gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall Doors to

Lounge 3.36m x 3.20m (11' 0" x 10' 6") into bay

Dining Room 3.64m x 3.51m (11' 11" x 11' 6") max

Kitchen/Diner 4.51m x 2.40m (14' 10" x 7' 10")

Bathroom 2.45m x 2.01m (8' 0" x 6' 7")

First Floor Landing Doors to

Bedroom One 4.27m x 3.05m (14' 0" x 10' 0")

Bedroom Three 3.72m x 2.67m (12' 2" x 8' 9")

Bedroom Four 3.04m x 2.41m (10' 0" x 7' 11")

Stairs to Second Floor

Bedroom Two 4.23m x 3.66m (13' 11" x 12' 0") max

Garden Low maintenance

Parking To the rear

Council Tax Band B

Agents Note The EPC was carried out prior to the new roof and boiler.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	21
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.